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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT

(HI)

DRAFT VARIATION TO THE MASTER PLAN OF TOWN PLANNING – RAJAHMUNDRY, MUNICIPAL CORPORATION FOR CHANGE OF LAND USE FROM RESIDENTIAL USE TO CENTRAL COMMERCIAL USE IN INNISPETA, RAJAHMUNDRY.

[Memo. No. 986/H, /2010-1, Municipal Administration & Urban Development, 6th April, 2010.]

The following draft variation to the Rajahmundry General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.465 MA., dated 28.10.1975, is proposed in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) thereof.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect there to before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad-22.

DRAFT VARIATION

The site in D.No.36-10-25, Innispeta, Rajahmundry to an extent of 342.03 Sq.Mtrs., the boundaries of which are as shown in the schedule below and for which is earmarked for Residential use in the General Town Planning Scheme (Master Plan) of Rajahmundry Town sanctioned in G.O.Ms.No.465 MA., dated 28.10.1975, is now proposed to be designated for Central Commercial use by variation of change of land use as marked as "A" as shown in the revised part proposed land use map GTP.No.1/2010/R, which is available in Municipal Office, Rajahmundry Town, **subject to the following conditions; namely:-**

1. The applicant shall pay development / conversion charges as per G.O.Ms.No.158 MA., dated 22.3.1996 to the Rajahmundry Municipal Corporation before issue of confirmation orders.
2. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
3. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
4. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. The change of land use shall not be used as the proof of any title of the land.
6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. The applicant shall obtain development permission from Director of Town and Country Planning / competent authority as the case may be.
8. The applicant shall handover the site affected portion for under road widening of existing 11.40 Mtrs., wide road to 12.00 Mtrs., wide road as per Master Plan to an extent of 3.30 Sq.Mtrs., (i.e., 11.00 M X 0.30 Mtrs.) on western side and existing 13.40 Mtrs., wide road to 18.00 Mtrs., wide road as per Master Plan to an extent of 4.53 Sq.Mtrs., (i.e., 0.6. + 1.37) X 2.30) on north side to the Rajahmundry Municipal Corporation through registered gift deed at free of cost.
9. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

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| North | : Existing 13.40 Mtrs., Stadium road to be widened to 18.00 Mtrs., wide as per Master Plan and Sri Ch.Narayana and others property and house of Sri P.Bangarayya and others. |
| East | : Sri S.Mulla Reddy's property. |
| South | : Sri B.Rama Krishna and others property. |
| West | : Existing 11.14 Mtrs., wide road to be widened to 12.00 Mtrs., wide as per Master Plan. |

DRAFT VARIATION TO THE MASTER PLAN OF TOWN PLANNING – FOR CHANGE OF LAND USE FROM NO LAND USE TO RESIDENTIAL USE i.e., ASSIGNING THE RESIDENTIAL LAND USE IN RAVIPADU REVENUE VILLAGE AND GRAM PANCHAYAT, NARASARAOPET MANDAL, GUNTUR DISTRICT.

[Memo. No. 2086/H₁/2010-1, Municipal Administration & Urban Development, 6th April, 2010.]

The following draft variation to the Narasaraopet General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.489 MA., dated 7.8.1993, is proposed in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) thereof.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect there to before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad-22.

DRAFT VARIATION

The site in S.Nos.342/34/A-A3, 342/33/C-B and 342/34/A-A-1 of Ravipadu Revenue Village and Gram Panchayat, Narasaraopet Mandal, Guntur District to an extent of Ac.0.68 cents, the boundaries of which are as shown in the schedule below and for which No land use is earmarked in the General Town Planning Scheme (Master Plan) of Narasaraopet Town sanctioned in G.O.Ms.No.489 MA., dated 7.8.1993, is now proposed to be designated for Residential use i.e., assigning the Residential land use by variation of change of land use as marked "A" as shown in the revised part proposed land use map bearing C.No.9809/2009/G, which is available in Municipal Office, Narasaraopet Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.

6. The applicant shall obtain prior permission from Director of Town and Country Planning / competent authority as the case may be for future development.
7. The applicant shall pay 14% of land cost towards proportionate open space charges to the Ravipadu Revenue Village and Gram Panchayat
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

- North : B.B.C. Quarters compound wall (No land use as per Master Plan)
- East : Site of Ch.Yasodamma (No land use as per Master Plan)
- South : Existing 146 feet wide road (100 feet wide road as per the Master Plan)
- West : Site of G.Nageswara Rao (No land use as per Master Plan)

DRAFT VARIATION TO THE MASTER PLAN OF TOWN PLANNING – RAJAHMUNDRY MUNICIPAL CORPORATION FOR CHANGE OF LAND USE FROM RESIDENTIAL USE TO COMMERCIAL USE IN MORAMPUDI ROAD, RAJAHMUNDRY.

[Memo. No. 2642/ H, /2010-1, Municipal Administration & Urban Development, 6th April, 2010.]

The following draft variation to the Rajahmundry General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.465 MA., dated 28.10.1975, is proposed in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) thereof.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect there to before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad-22.

DRAFT VARIATION

The site in R.S.No.268/1B and 269, Morampudi Road, Rajahmundry to an extent of 912.67 Sq.Mtrs., the boundaries of which are as shown in the schedule below and for which is earmarked for Residential use in the General Town Planning Scheme (Master Plan) of Rajahmundry Town sanctioned in G.O.Ms.No.465 MA., dated 28.10.1975, is now proposed to be designated for Commercial use by variation of change of land use as marked as "ABC&D" as shown in the revised part

proposed land use map bearing C.No.9579/2009/R, which is available in Municipal Office, Rajahmundry Town, **subject to the following conditions; namely:-**

1. The applicant shall pay development / conversion charges as per G.O.Ms.No.158 MA., dated 22.3.1996 to the Rajahmundry Municipal Corporation before issue of confirmation orders.
2. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
3. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
4. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. The change of land use shall not be used as the proof of any title of the land.
6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. The applicant shall obtain prior permission from Director of Town and Country Planning / competent authority as the case may be for future development.
8. The applicant shall handover the area affected under road widening to an extent of 76.25 Sq.Mtrs., to the Rajahmundry Municipal Corporation free of cost through a registered gift deed.
9. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

- North : Existing 60 feet wide road to be widened to 80 feet wide as per Master Plan.
- East : Existing 60 feet wide road.
- South : M/s.Shelton Hospitality Private Limited. (Hotel building under construction)
- West : Existing 12 feet wide lane.

T.S. APPA RAO,

Principal Secretary to Government (UD).